

Woodstock Conservation Commission
Meeting Minutes
June 15, 2015, 7:30 p.m., Meeting Room A (moved to Room C)

Members present: C. Adams, G. Jacobson, J. Kaeding, J. Pillo, M. Robie, E. Smith & L. Wesler

Absent: P. Garrison, W. Loftus

- 1. Meeting called to order at 7:40 p.m.**
- 2. Seating of alternates:** None.
- 3. Approval/Amendment of minutes:** Motion to approve with amendments, E. Smith, seconded J. Pillo, approved by all. Amendments: #1) The Conservation Easement Document and Model Ag Easements discussed at the last meeting were developed by the CT Land Conservation Council. The Woodstock AG Commission is reviewing them, but is concerned about their length and complexity. #2) The Smiths are donating reproductions of historic photographs to Roseland Park, not Roseland Lake signage.
- 4. Chairperson's Report:** J. Kaeding met with Jeff Gordon to discuss coordination between the CC and PZC. Gordon suggested that the CC send any proposed revisions for the POCD to him directly as we develop them. J. Kaeding wrote a letter to the Open Space Land Acquisition & Preservation Commission commending their efforts to enroll the May property in the Purchase of Development Rights program, and for including the WCC in the process.
- 5. Treasurer's Report:** \$439.00 and \$1,751.52 in passbook savings. J. Pillo spoke with K. Fitzpatrick, Assistant Town Treasurer and was informed that the CC could "earmark" the remaining funds in our budget for NECCOG mapping (open space map updates, etc.) NECCOG will not be able to complete the work before the end of the fiscal year, so K. Fitzpatrick indicated we could transfer the funds into our passbook account. E. Smith motioned, seconded by C. Adams, all in agreement.
- 6. Public participation:** None.
- 7. Communications:** None.
- 8. Old Business:**
 - a. DRC Report: No separate meeting was held this month. Two properties were discussed during the regular CC meeting. See minutes.
 - b. OSLA&APC: D. Adiletta, Chair, thanked the WCC for their participation and support of May Farm purchase of development rights.
 - c. P&Z report: No report.
 - d. Conservation Easement Document: The WCC agreed to put off discussion until after the next PZC meeting.
- 9. New Business:**
 - a. Open Discussion: (1) J. Pillo requested that WCC sign a Memorandum of Understanding with the Eastern CT Conservation District (ECCD) to support the new Roseland Lake water quality monitoring project through outreach (e.g., at Celebrating Agriculture), etc. L. Wesler moved, E. Smith seconded and all members agreed. J. Kaeding signed the document. (2) C. Adams informed the WCC of concerns being expressed locally about fracking. Although fracking is not being conducted in Connecticut at this time, there are pipelines that run through areas like Chaplin.
 - b. Upcoming Workshops/summaries: J. Pillo mentioned the Thames River Basin Floating Workshop, which will be held on June 19, 2015.
 - c. Upcoming events: None noted.
- 9. Adjournment** – L. Wesler motioned E. Smith seconded, meeting adjourned 8:50 p.m.

Note: These minutes have not yet been approved by the Conservation Commission. Please refer to minutes from the next meeting for approval/amendments. Respectfully submitted by G. Jacobson, WCC Secretary

**Woodstock Conservation Commission
Development Review Subcommittee
Meeting Minutes
June 15, 2015, 7:30 p.m., Meeting Room A (moved to Room C)**

Members present: C. Adams, G. Jacobson, J. Kaeding, J. Pillo, M. Robie, E. Smith & L. Wesler

No separate Development Review Subcommittee meeting was held this month, but during the regular WCC meeting, the following applications were reviewed.

APPLICATION #547-06-08, RESUBDIVISION, CHARLES ROSENFELD PROPERTY FRONTING OJALA AND ROCKY HILL ROADS

The subject property was approved as a 16 building lot subdivision in 2007. The subdivision included an additional three parcels totaling 38+ acres that were placed under a conservation easement with the Town of Woodstock.

One parcel has been sold to an abutter. The remaining acreage is undeveloped, but is being used for agriculture and forestry.

E. Smith intends to purchase the property, exclusive of three building lots fronting Ojala Road, and place the entire 56 acres + under a conservation restriction with the Wyndham Land Trust. Prior to the purchase, the owner, Charles Rosenfield, is seeking approval to modify the subdivision by combining the 12 building lots and the three conservation parcels into one parcel, which will make it more manageable.

The WCC supported the proposed modification to the subdivision, noting that it is compatible with the Town *Plan of Conservation and Development*, and the WCC *A Plan of Open Space and Conservation*, in that the property includes active farmland, prime farmland soils, active forestland, wetlands, valuable wild life habitat, and a stunning scenic vista.

L. Wesler motioned, C. Adams seconded, with all in favor. E. Smith recused herself from the vote.

YMCA CAMP ON BLACK POND – ADDITION OF DECKS

J. Pillo noted that the YMCA Camp on Black Pond is adding several decks, which are considered impervious surfaces. She thought the WCC should recommend techniques to improve storm water infiltration, such as rain gardens and riparian buffers. These measures could reduce negative impacts from storm water runoff on the water quality of Black Pond.

Motioned by J. Pillo, seconded by M. Robie, approved by all.

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